

**172 Gordon Drive SW**  
**Calgary, Alberta**

**MLS # A2217775**



**\$668,000**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,542 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

It is exciting to imagine what this home located on a quiet street in the desirable community of Glamorgan could look like in the hands of a renovation enthusiast or a builder. There is over 1541 sq ft on the main floor that has been well maintained although in original condition. It's solid foundation and classic design elements provide a sturdy base for modernization. The functional main floor includes four bedrooms, a family room with vaulted ceilings, a fireplace and a primary bedroom with a 5-piece ensuite bathroom. The basement is in original condition with a 4-piece bathroom, a recreation room and a bedroom. The mechanicals have been upgraded with a 50 gallon hot water tank, a high efficient furnace, water softener and central air conditioning. The west facing backyard is fenced, secure and private. Off of the family room there is a large, covered sunroom that is attached to the double heated garage. This property is not just a house, it is an opportunity to craft a home that reflects your style and vision. With it's spacious layout, original features, and prime location, this bungalow is poised to become a standout gem in the neighborhood. Call today for your private viewing!